

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Mount Pleasant and is a corner lot fronting onto 22 Avenue NW and 5 Street NW. The parcel is approximately 0.06 hectares (0.14 acres) in size and approximately 15 metres wide by 37 metres deep. The parcel is currently undeveloped with lane access at the rear.

Surrounding development is characterized primarily by low density residential development designated as Residential – Contextual One / Two Dwelling (R-C2) District. Several parcels located along 4 Street NW are designated as Residential – Grade-Oriented Infill (R-CG) District and Housing – Grade Oriented (H-GO) District. Parcels to the northeast of the site are designated as Multi-Residential – Contextual Grade-Oriented (M-CG) District, Commercial – Neighbourhood 1 and 2 (C-N1) and (C-N2) Districts and Commercial – Corridor 2 (C-COR2) District.

The site is ideally located near community amenities, parks, schools and commercial areas. The site is directly south of the Mount Pleasant Park, Outdoor Pool and Community Sportsplex, which is designated as Special Purpose – Community Service (S-CS) District. The Saint Joseph Elementary Junior High School and playground are 270 metres (a five-minute walk), and the Ecole du Nouveau-Monde Elementary Francophone School is 450 metres (an eight-minute walk) northeast of the site. The site is near three Main Streets as designated by the *Municipal Development Plan* (MDP), including 4 Street NW which is 200 metres (a five-minute walk) and Centre Street N which is 700 metres (a 12-minute walk) east, and 16 Avenue NW which is 550 metres (a nine-minute walk) south.

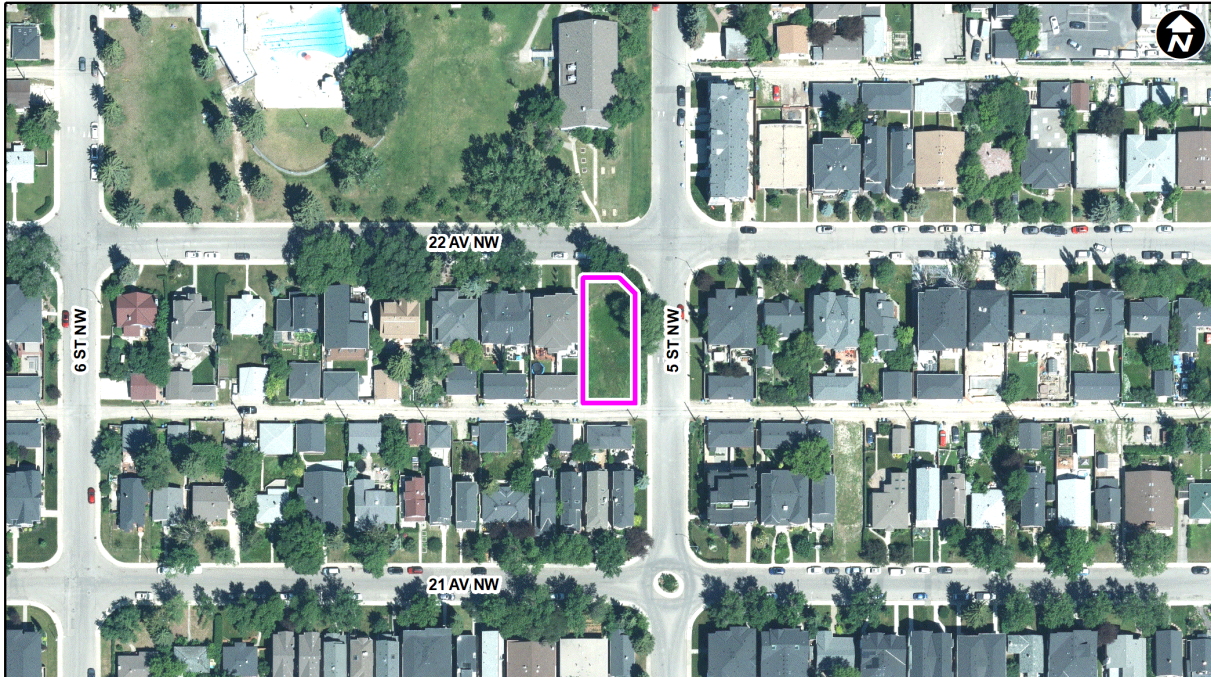
Community Peak Population Table

As identified below, the community of Mount Pleasant reached its peak population in 2018.

Mount Pleasant	
Peak Population Year	2018
Peak Population	6,001
2019 Current Population	5,889
Difference in Population (Number)	- 112
Difference in Population (Percent)	-1.9%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Mount Pleasant Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C2 District is primarily for single-detached, semi-detached, duplex dwellings and secondary suites. The R-C2 district allows for a maximum building height of 10 metres and a maximum of two dwelling units. Secondary suites are permitted uses within the R-C2 district.

The proposed R-CG District allows for a range of low-density housing forms such as single-detached, semi-detached, duplex dwellings, townhouses and rowhouses. The R-CG District allows for a maximum building height of 11 metres and a maximum density of 75 dwelling units per hectare. Based on the subject site parcel area, this would allow for up to four dwelling units.

Secondary suites (one backyard suite or secondary suite per dwelling unit) are also allowed in the R-CG District and do not count towards allowable density. The parcel would require 0.5 parking stalls per dwelling unit and per secondary suite.

Development and Site Design

The rules of the proposed R-CG District would provide guidance for the future redevelopment of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- providing an engaging interface with 22 Avenue NW and 5 Street NW;

- interface with the lane, including garage access;
- retention of established boulevard trees; and
- mitigation of shadowing and privacy.

Transportation

Pedestrian and vehicular access to the site is available from 22 Avenue NW and 5 Street NW.

All future vehicle access for the proposed development will only be permitted from the adjacent lane and reviewed in greater detail at the development permit stage. On-street parking is unrestricted along 22 Avenue NW and 5 Street NW.

4 Street NW offers transit stops within 200 metres (a three-minute walk) east of the site including Route 2 (Mount Pleasant/Killarney 17 Av SW) and Route 404 (North Hill).

A Transportation Impact Assessment (TIA) and parking study were not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to service the subject site. Details of the site servicing, as well as appropriate stormwater management will be considered and reviewed as part of any development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities that is similar in built form and scale.

The proposal is in keeping with relevant MDP policies. The application complies with relevant land use policies that recognize the predominantly low-density residential nature within these communities and supports moderate intensification in a form that respects the scale and character of the neighbourhood.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways](#) to 2050 program and actions. The applicant has committed to seeking LEED Gold Certification and measures such as green roofs and walls, boulevard tree preservation, permeable pavement and EV charging and solar roof panels as part of the future development permit application. This supports Program D: Renewable Energy and Program F: Zero Emission Vehicles of the *Climate Strategy*.

North Hill Communities Local Area Plan (Statutory – 2021)

The [North Hill Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Local category (Map 3: Urban Form) with a Limited building scale modifier (Map 4: Building Scale), allowing up to three storeys. The LAP speaks to primarily residential uses in the area and encourages a range of housing types.

The Limited building scale policies within the Neighbourhood Local category notes that building forms containing three or more units are supported on parcels near a Main Street and where the parcel has a lane and parking can be accommodated on-site. The proposed land use amendment is in alignment with applicable policies of the LAP.